

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 12, 2017

1:30 P.M.

CITY COUNCIL CHAMBER

(CITY HALL 1E07)

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, DECEMBER 12, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 094/17 – Request by Michael Sherman for a text amendment to Article 17 of the Comprehensive Zoning Ordinance to make timeshare a permitted use in the CBD-1, CBD-2, CBD-3, and CBD-4 Districts. (NJ) (DEFERRED FROM THE NOVEMBER 14, 2017 CITY PLANNING COMMISSION MEETING)**
- 2. ZONING DOCKET 099/17 – Request by Castnet Seafood, Inc. for a conditional use to permit a wireless telecommunications tower & facility in an S-B1 Suburban Business District, a CT Corridor Transformation Design Overlay District, and an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, on Square 51 or 51A, Lot F-1 or F-7, Edgelake Subdivision, in the Third Municipal District, bounded by Lafourche, Wales, and Lady Gray Streets and Hayne Boulevard. The municipal address is 8000 Lafourche Street. (PD 9) (BP) (DEFERRED FROM THE NOVEMBER 14, 2017 CITY PLANNING COMMISSION MEETING)**
- 3. ZONING DOCKET 106/17 – Request by Royal Cosmopolitan, LLC for a text amendment to the Comprehensive Zoning Ordinance to amend Article 17, Section 17.4.A.2 (Figure 17-2) to change the maximum building height designation from**

“D” (70 feet) to “G” (120 feet) for a property located on Square 66, Lot 26, in the Second Municipal District, bounded by Royal, Canal, Bourbon, and Iberville Streets. The municipal addresses are 121-123 Royal Street. (PD 1a) **(NJ)** **(DEFERRED FROM THE NOVEMBER 14, 2017 CITY PLANNING COMMISSION MEETING)**

4. **ZONING DOCKET 107/17** – Request by River Street Ventures, LLC for a conditional use to permit height and density bonuses for a multi-family residential dwelling in an MU-2 High Intensity Mixed-Use District and an RIV Riverfront Design Overlay District and the rescission of Ordinance Nos. 9,367 MCS and 10,144 MCS (Zoning Docket 038/83), on Square 216, Lots 1-A and 20-A or Lots 1-8, 13-18, 20, B, and Pts. Lot 13, 14, and 19, and on Square 217, Lot A-1 or A, in the Fifth Municipal District, bounded by Brooklyn Avenue, Socrates and De Armas Streets, and the Mississippi River Protection Levee and River Street. The municipal addresses are 200-240 Lamarque Street, 1239 Brooklyn Avenue, and 1316 River Street. (PD 12) **(KB/LM)** **(DEFERRED FROM THE NOVEMBER 14, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

5. **ZONING DOCKET 109/17** – Request by Chinese Tea Garden Investments, LLC for a zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District, on Square 4014, Lot 7, in the Third Municipal District, bounded by Elysian Fields and Filmore Avenues and Robin and Frenchmen Streets. The municipal address is 5212 Elysian Fields Avenue. (PD 6) **(BP)**
6. **ZONING DOCKET 110/17** – Request by MONALA, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Treme/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Lot 1-A or 1 or Pt 1, in the Third Municipal District, bounded by Frenchmen, Chartres, and Decatur Streets and Elysian Fields Avenue. The municipal addresses are 513-517 Frenchmen Street. (PD 7) **(RJ)**
7. **ZONING DOCKET 111/17** – Request by Winston Charles Fiore & Rachel Auer Fiore for a zoning change from an HMR-2 Historic Marigny/Treme/Bywater Residential District to an HMC-1 Historic Marigny/Treme/Bywater Commercial District, on Square 622, Lot 15 or Lots 10 and 11, in the Third Municipal District, bounded by Annette, N. Robertson, St. Anthony, and N. Villere Streets. The municipal address is 1443 Annette Street. (PD 4) **(AW)**
8. **ZONING DOCKET 112/17** – Request by City Council Motion No. M-17-518 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 24, Section 24.12.D – Freestanding Signs and Table 24-2: Freestanding Signs to consider freestanding signs in Historic Urban Non-Residential Districts under

limited circumstances when buildings are set back five (5) or more feet from the public right-of-way. (EH)

9. **ZONING DOCKET 113/17** – Request by City Council Motion No. M-17-528 for a text amendment to the Comprehensive Zoning Ordinance to delete standards for "Maximum Lot Coverage" where currently applied in the "Site Design Standards" of the "Bulk and Yard Tables" of "Article 8, Rural Open Space Districts, Table 8-2"; "Article 9, Historic Core Neighborhoods Residential Districts - Historic Marigny/Treme/Bywater Districts, Table 9-2"; "Article 10, Historic Core Neighborhood Non-Residential Districts Historic Marigny/Treme/Bywater Districts, Table 10-2"; "Article 11, Historic Urban Residential Districts, Table 11-2"; "Article 12, Historic Urban Non-Residential Districts Table 12-2"; "Article 13, Suburban Neighborhood Residential Districts, Table 13-2"; "Article 14, Suburban Neighborhood Non-Residential Districts, Table 14-2"; "Article 15, Commercial Center & Institutional Campus Districts, Table 15-2"; and "Article 16, Centers for Industry Districts, Table 16-2"; and to add standards for "Minimum Permeable Open Space" entitled "Permeability Standards- Bulk and Yard Regulations"; and to add "Site Design Standards" to "Article 9, Section 9.3" and "Article 10, Section 10.3" respectively, to read as follows: "C. Open Space All required open space shall be permeable. D. Open Space All required open space shall be permeable." (SL)
10. **ZONING DOCKET 114/17** – Request by 2801 Magazine Street, LLC for an amendment to Ordinance No. 25,567 MCS (Zoning Docket 080/13) for a conditional use to permit a fast food restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 152, Lot Y-1-G, in the Fourth Municipal District, bounded by Magazine Street, Washington Avenue, Camp Street, and Sixth Street. The municipal addresses are 2801-2809 Magazine Street and 1100-1118 Washington Avenue. (PD 2) (RB)
11. **ZONING DOCKET 115/17** – Request by Stephanie Bissell Hoskins for a conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 373 (old Square 72), Lot 3, in the First Municipal District, bounded by Ulloa, S. Scott, D’Hemecourt, and S. Cortez Streets. The municipal address is 3809 Ulloa Street. (PD 4) (RG/JC)
12. **ZONING DOCKET 116/17** – Request by Michael Sherman for a text amendment to the Comprehensive Zoning Ordinance to amend Article 16, Section 16.2, Table 16-1: Permitted and Conditional Uses to allow multi-family dwellings as a permitted use in the MI Maritime Industrial District with a footnote limiting residential uses to only be permitted adjacent to Open Space Districts. (AN)

13. **ZONING DOCKET 117/17** – Request by 934 Canal, LLC for a conditional use to permit the retail sales of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District, on Square 266, Lot 2, in the First Municipal District, bounded by Canal, Baronne, and Common Streets and University Place. The municipal addresses are 934-936 Canal Street. (PD 1a) **(HD)**
14. **ZONING DOCKET 118/17** – Request by 3044 St. Claude, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Treme/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 363, Lot C, in the Third Municipal District, bounded by St. Claude Avenue and Clouet, N. Rampart, and Montegut Streets. The municipal addresses are 3042-3044 St. Claude Avenue. (PD 7) **(TM)**
15. **SUBDIVISION DOCKET 138/17** – Resubdivision of Lots 2 and 15 into proposed Lot 15-A, on Square 7, Fillmore Gardens, in the Third Municipal District, bounded by Warrington Drive, Wickfield Drive, Rapides Street, and Prentiss Avenue. The municipal addresses are 5504 Wickfield Drive and 5503 Warrington Drive. (PD 6) **(RJ)**
16. **SUBDIVISION DOCKET 143/17** – Resubdivision of Lot 2 into proposed Lots 2-A and 2-B, on Square 580, in the Sixth Municipal District, bounded by Upperline, LaSalle and Robert Streets, and Marlborough Gate Place. The municipal address is 2 Marlborough Gate Place. (PD 3). **(TM)**

OTHER MATTERS:

- A. Adoption of the minutes of the November 14, 2017 meeting.
- B. Ratification of Actions Relative to Certified Subdivisions.
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RDR/skk